

## SUMMARY SCHEDULE OF LEASES WITHIN NEWPORT HARBOUR

## APPENDIX 5b

### Leases Exceeding Three Years

Property	Lease Term	Commencement Date	Comments
<b>Lease 1:</b> Land at Blackhouse Quay extending to approximately 1,636 sqm	125 years	12 November 1990	The executor of the tenant is currently in possession
<b>Lease 2:</b> Land at Blackhouse Quay with river frontage of approximately 100 ft and site area of 0.229 acres	75 years	25 March 1947	The executor of the tenant is currently in possession in possession, the lease also gives the tenant rights to pass and repass with or without vehicles an extensive area of land to the south of the demised premises.
<b>Lease 3:</b> Land at Blackhouse Quay	-	-	The lease on this area has just been surrendered by the executor of the tenant. Negotiations are in hand with the occupier of the site, for a new 3 year lease.
<b>Lease 4:</b> Land a Blackhouse Quay adjoining the River Medina	7 years	1 May 1992	The tenant is currently holding over
<b>Lease 5:</b> Odessa Boatyard, Little London	40 years	17 December 2004	The demise includes parts of Newport Harbour Estate and Newport Harbour
<b>Lease 6:</b> Land at Carpenters Quay	4 years, 4 months and 20 days	10 September 2009	The lease includes mutual break clause options exercisable by giving 6 months notice at any time.

### Leases of Less Than Three Years

Tenant	Property	Lease Term	Commencement Date	Comments
Isle of Wight Bus and Coach Museum Ltd	Unit 7, Seaclose Quay	3 years	1 August 2011	This is a new lease, as approved by Cabinet Member Delegated Decision. The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act. There is a mutual break clause option exercisable by serving 6 months notice in writing at any time.
The Classic Boat Centre Trust	Unit 10, Seaclose Quay	The lease is for a term expiring 31 March 2012	1 April 2012	This is a new lease as agreed by Cabinet Member Delegated Decision. The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act.